

MINUTES

RILEY COUNTY BOARD OF ZONING APPEALS

**Tuesday, June 22, 2004
1:30 p.m.**

**Riley County Office Building
Second Floor Meeting Room**

Members Present: Derek Mosier – Chair
 Nyle Larson – Vice Chair
 Bob Buchanan

Staff Present: Bob Isaac – Planner; Sherie Taylor – Administrative Assistant.

Others Present: 11 interested persons.

The minutes of the September 15, 2003 meeting were approved.

ALLTEL KANSAS LIMITED PARTNERSHIP – CONDITIONAL USE – CELL TOWER

Chairman Mosier opened the public hearing at the request of Alltel Kansas Limited Partnership, petitioner, and Warren & Lola Dugan, owners, to receive a conditional use authorization to permit a 190' monopole cell tower in a "G-1" (General Agricultural) zoning district.

Bob Isaac, Planner, presented the staff report that included maps of the surrounding vicinity, surrounding zoning and the Fort Riley buffer. The staff recommended approval of the request with six (6) conditions. Mr. Isaac stated that the petitioner has inquired about a site located approximately 2.5 miles west of the current site. However, Fort Riley officials indicated that the proposed location of a tower would have the potential for interfering with existing and future operations on Fort Riley. Mr. Isaac added that Fort Riley officials had no opposition to the current site. He also stated that the existing cable television tower located at the Schurle Sign site, west of Falcon Road, was not of sufficient height to accommodate the needs of the petitioner. Mr. Isaac then read the list of conditions recommended by staff.

Chairman Mosier then asked the petitioner to speak on behalf of the request. Trevor Wood, Selective Site Consultants, said he was retained by Alltel to obtain a site for a new tower in order to improve cell phone coverage from the northwest corner of Manhattan to Clay Center. He said that Alltel has no problems with the conditions that staff has recommended. Mr. Wood stated that if any microwave dishes needed to be placed on the tower in the future, Alltel will apply to amend the conditional use.

Karen Visser asked if the tower would include a T-1 line or would support wireless internet. Trevor Wood did not know.

Bob Isaac stated that aesthetics would be the biggest potential problem with the tower due to its close proximity to the City of Riley and Madison Road, with very little screening.

Jennifer Wilson said she doesn't even notice the tower at Schurle Sign when she drives by it.

Phil Pfeifley wanted to make sure the tower would be tall enough to increase cell phone coverage in the Clay Center area. Trevor Woods said that 190' is tall enough to do so.

Chairman Mosier asked Mr. Dugan, the site property owner, how he felt about the tower being next to his house.

Mr. Dugan said he is thrilled to have the tower so he can get cell phone coverage.

Chairman Moser asked if the other resident west of the proposed tower has any objection to the proposed tower being so close.

Mr. Dugan said Mr. Burwell was also happy about the tower.

Chairman Mosier asked if anyone wanted to speak against the request. No one wanted to speak against the request, therefore the public hearing was closed.

Bob Buchanan questioned the necessity of condition #5 that staff had suggested. After a brief discussion, the Board decided to leave the condition in the authorization.

Nyle Larson questioned whether the height should be limited to 200'.

Bob Isaac said if the tower were taller than 200 feet, lighting would be required by FAA.

Nyle Larson commented that it seemed that the neighbors feel the convenience of having better cell phone service outweighs the aesthetics of the tower.

Chairman Mosier said it seemed that, anymore, the public almost views cell towers as a necessary utility.

Bob Buchanan said that the neighbors all had a positive attitude about having the tower in the area.

Bob Buchanan moved to approve the request with staff's recommended conditions. Nyle Larson seconded. The motion carried 3-0. Chairman Mosier stated that the public has 30 days to file an appeal with District Court.

ELECTION OF OFFICERS – 2004

Nyle Larson moved to nominate Derek Mosier as chairman and himself as vice chairman. Bob Buchanan seconded. The motion carried 3-0.

2003 ANNUAL REPORT

Derek Mosier asked the Board to review the Annual Report and make comments at the next meeting.

The meeting was adjourned at 2:15 p.m.